

12714 79th Court NE
Kirkland. WA 98034
26th August, 2015

Kirkland Planning Department &
Kirkland Public Works Department
Kirkland, WA 98033

Re: Kerr's Lake. Finn Hill
Radeke 3 Short Plat, 80th Avenue NE
Kirkland, WA 98034

I am writing to you to voice my concern over the proposed development of the Radeke lot, which is adjacent to my property. For many years we and our neighbors, in particular the Valladares property at 12710 79th Court NE, have experienced flooding every time it rains heavily or there is a snow melt.

The preliminary drawings for this new short plat show a note to field locate and tie to existing storm drain. 126th Place is a private street and if there was a storm drain to connect to, it is not functional and has not been for a long time, probably because it was never maintained.

I would like you to know of the flooding problems we have experienced since buying this property in 1979. The cul-de-sac was developed by McPherson Realty, (MacLand) who failed to put in any storm drains around the properties. The first winter we lived here we were flooded, with a creek running through our property, and a pond formed. King County Public works were notified, my neighbor also called the fire department, and eventually MacLand had to install a small storm drain system within our property lines. Although this helped somewhat, when it rains hard or a snow melt, our property is flooded, it once required digging a trench to try to keep the water away from the house. The water is coming from 126th Place, which is all downhill from 82nd Avenue. Water runs down the ditches on 126th Place and used to run into Kerr's Lake, but since Kerr's Lake has been filled in, it runs into our property. I have put in a separate drain line myself in an attempt to keep water from covering our patio on the south of the house and entering our crawl space.

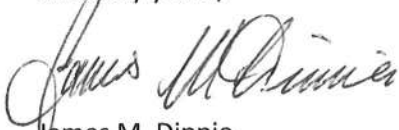
Many years ago, Mr. Radeke cut all the trees down on his property and filled in Kerr's Lake with dirt from a property that was being developed on Juanita Drive. This again caused flooding and a deal of concern & damage to our property, mainly landscaping with some lawn replacement and drying the crawl space.

I have no objection to a development on the Radeke property, however if this development is permitted, without installing an **adequate storm water retention system**, the flooding problem will become worse. I just want to be sure that this problem is addressed before any new houses are built on top of Kerr's Lake.

King County was informed of the flooding on many occasions but nothing was ever done. I was surprised when the county installed a sewer line and new water main on 80th Ave NE several years ago and did nothing for the storm drain problems.

If you would like to come and check out my property, I would be happy to speak to you.

Sincerely yours,



James M. Dinnie
425-821-4028